

**Denton County
Juli Luke
County Clerk**

Instrument Number: 40097

ERecordings-RP

NOTICE

Recorded On: April 18, 2024 09:43 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 40097
Receipt Number: 20240418000161
Recorded Date/Time: April 18, 2024 09:43 AM
User: Debra B
Station: Station 40

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
STAR TRAIL**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Villages of Star Trail Homeowners Association, Inc.

1. The name of the subdivision is Star Trail.
2. The name of the association is Villages of Star Trail Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Star Trail Phase Ten
Star Trail Phase Eleven
Star Trail Phase Twelve
Star Trail Phase Thirteen

Final Plat filed as document # 2023-127 on 04/19/2023.
Final Plat filed as document # 2023-240 on 07/05/2023.
Final Plat filed as document # 2023-403 on 04/16/2023.
Final Plat filed as document # 2024-1 on 01/04/2024.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Villages of Star Trail Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2023-53900 on 05/25/2023.

Supplemental Declaration of Covenants, Conditions and Restrictions for Villages of Star Trail Homeowners Association, Inc. (Phase 10), Recorded in the Property Records of Denton County, Texas as Documents # 2023-50383 on 05/17/2023.

Supplemental Declaration of Covenants, Conditions and Restrictions for Villages of Star Trail Homeowners Association, Inc. (Phase 11), Recorded in the Property Records of Denton County, Texas as Document # 2023-100646 on 09/19/2023.

Supplement Declaration of Covenants, Conditions and Restrictions for Villages of Star Trail Homeowners Association, Inc. (Phase 12 & 13), Recorded in the Property Records of Denton County, Texas as Document # 2023-132001 on 12/14/2023.

5. Villages of Star Trail Homeowners Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.

7. Fees charged in connection with a property transfer in the subdivision are:

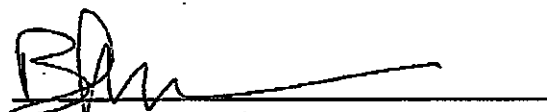
- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Working Capital: \$500 (Builder to Builder & Owner to Owner)
- Transfer Fee \$175
- Foreclosure Transfer fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 17th day of April, 2024.

VILLAGES OF STAR TRAIL HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By:


Rhonda Van Tassel

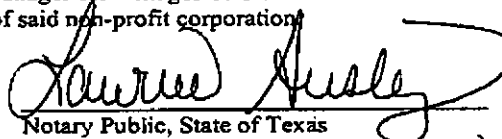
ACKNOWLEDGMENT

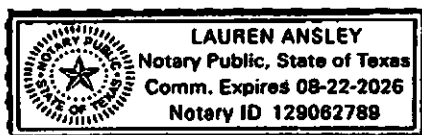
STATE OF TEXAS

COUNTY OF COLLIN

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This instrument was acknowledged before me on the 17th day of April, 2024, by Rhonda Van Tassel of CMA, Manager for Villages of Star Trail Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.


Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093